



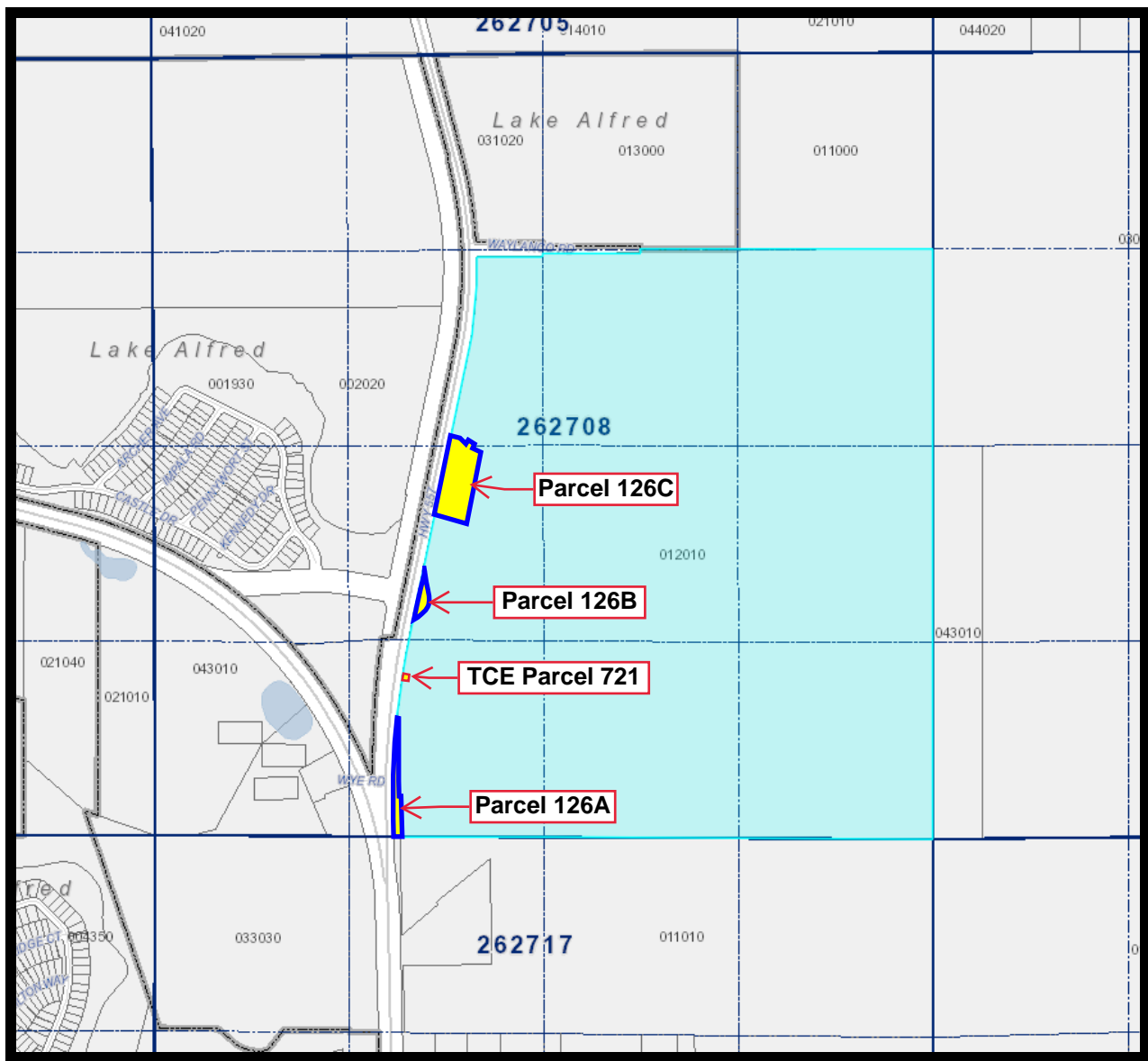
North

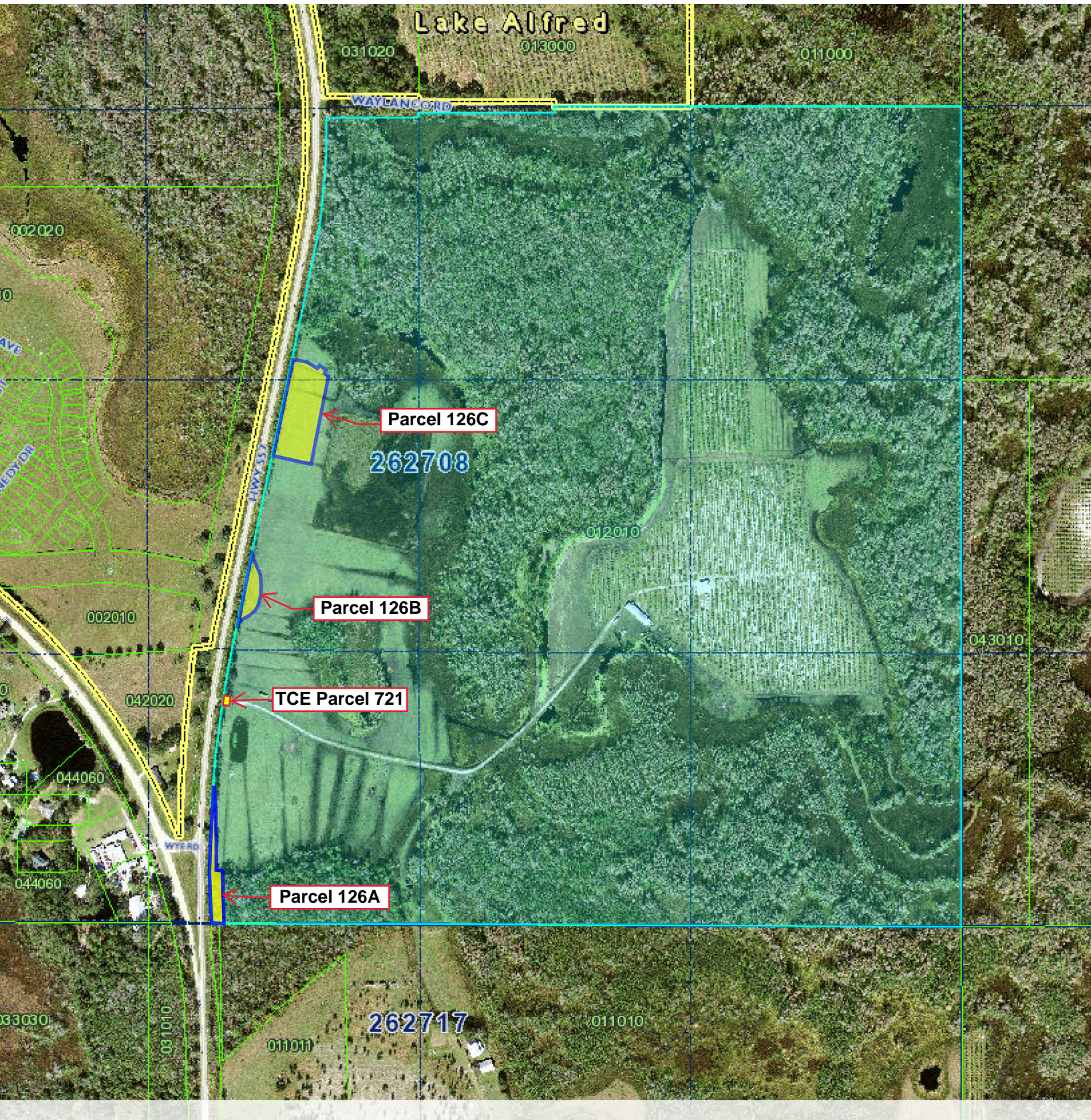
Subject Area

Section 8,
Township 27 South,
Range 26 East



SECTION 08, TOWNSHIP 27 SOUTH, RANGE 26 EAST







Board of County Commissioners

Project No.: 5400135
Project Name: County Road 557 Improvement Project
Parent Parcel I.D. No.: 262608-000000-012010
Project Parcel Nos.: 126A / 126B / 126C / 721

RIGHT-OF-WAY AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 3rd day of September, 2024, by and between **KAZ J. NYCZ**, whose mailing address is P.O. Box 2805, Winter Haven, Florida 33883-2805 (the "Owner"), and **POLK COUNTY**, a political subdivision of the state of Florida, whose mailing address is P.O. Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, (the "County").

WITNESSETH

WHEREAS, the County requires the lands described as Parcel Numbers 126A, 126B, 126C and 721 as more particularly described in Exhibits "A-1", "A-2", "A-3" and "A-4", (the "Property"), as additional right-of-way and a temporary construction easement, for the construction and maintenance of an authorized road and associated drainage in conjunction with a road project known as County Road 557 Improvement Project, (the "Project"), and said Owner is required to furnish same for such purpose; and

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey unto the County a fee interest in Parcels 126A, 126B, and 126C, by Warranty Deed, free of liens and encumbrances, and grant a temporary easement interest in Parcel 721 by Temporary Construction Easement with a five-year duration, along with affected improvements for the amount of \$1,300,000 (One Million Three Hundred Thousand and 00/100).
- (b) County agrees to pay attorney's fees along with expert costs/fees in the amount of \$233,300 for a total settlement amount of \$1,533,300.
- (c) The County shall pay the total settlement amount of \$1,533,300 to the Gaylord Merlin Ludovici & Diaz P.A., Trust Account for disbursement at Closing. Any improvements or personal property located in the Property not removed within fourteen (14) days after purchase shall be considered abandoned by the Owner.

- (d) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, as well as any real estate fees and/or commissions on behalf of the Owner and any payment(s) due will be deducted at Closing from the Owner's proceeds. Owner shall also be responsible for the payment of any mortgage(s) or monetary judgments and/or liens, which attach to the Property and any payment(s) due will be deducted at closing from the Owner's proceeds. Any and all applicable deductions stated herein shall be disbursed from the Gaylord Merlin Ludovici & Diaz, P.A. Trust Account at the Closing.
- (e) County agrees to pay all closing costs associated with the transaction with the exception of the items described in Section (d) herein.
- (f) County agrees Owner or its successor, at its own cost, may connect a future two lane road to the new roundabout at approximate Station 1377 RT. Said roadway connection would be designed and constructed to meet the County's Land Development requirements and roadway plans shall be reviewed and approved by the County Engineer prior to construction.
- (g) County acknowledges that this conveyance of the Property for right-of-way is in lieu of, and under threat, of condemnation.
- (h) The Owner agrees and expressly acknowledges that the monies paid, and any other considerations given in accordance with this Agreement are just and full compensation for all property interest, and/or claims arising from this acquisition and no other monies including fees and/or costs are owed by the County to Owner.

* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the party hereto has caused these presents to be executed in their respective names, and on the date shown above.

PURCHASER:

POLK COUNTY, a political subdivision
of the State of Florida

By:  9/4/21
R. Wade Allen, Director
Real Estate Services

OWNER:


Kaz J. Nycz

Date approved by the BoCC:

Exhibit "A-1" - Sheet 1 of 2

Parcel Number: 126-A
Project Name: CR557 WIDENING
Tax Folio Number: 26270800000012010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 8, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of said Southwest 1/4; thence South 89°41'28" East, along the South line of said Southwest 1/4, a distance of 1,619.13 feet to the East right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 16834-2601 and the **Point of Beginning**; thence North 01°08'28" West, along said East right-of-way line, 150.37 feet to a point of curvature of a curve concave Easterly, having a radius of 5,679.58 feet, a central angle of 07°54'31", a chord bearing of North 02°48'47" East, and a chord distance of 783.33 feet; thence along the arc of said curve and said East right-of-way line, 783.95 feet to a point on a non-tangent curve concave Easterly, having a radius of 5,655.58 feet, a central angle of 05°29'53", a chord bearing of South 01°36'29" West, and a chord distance of 542.49 feet; thence along the arc of said curve, 542.70 feet; thence South 01°08'28" East, 97.72 feet; thence North 88°51'32" East, 6.00 feet; thence South 01°08'28" East, 293.11 feet to said South line of Southwest 1/4; thence North 89°41'28" West, along said South line, 34.01 feet to the **Point of Beginning**.

Containing 18,510 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

Curve Table

CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	5679.58'	7°54'31"	N 02°48'47" E	783.33'	783.95'
C2	5655.58'	5°29'53"	S 01°36'29" W	542.49'	542.70'

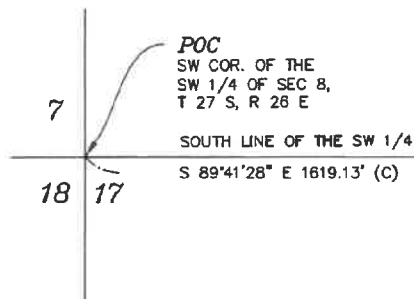
Line Table

LINE #	DIRECTION	LENGTH
L1	N 01°08'28" W	150.37'
L2	S 01°08'28" E	97.72'
L3	N 88°51'32" E	6.00'
L4	S 01°08'28" E	293.11'
L5	N 89°41'28" W	34.01'

LEGEND

(C) = CALCULATED
 (P) = PLAT
 COR = CORNER
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 PG(S). = PAGE(S)
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 R = RANGE
 R/W = RIGHT-OF-WAY
 SEC = SECTION
 T = TOWNSHIP

— — — — — PARCEL LINE



THIS IS NOT
 A SURVEY



SCALE
 1" = 200 feet

TAX FOLIO#
 262708
 000000
 012010
 (O.R.B. 9357 PG780)

TAX FOLIO#
 262717
 000000
 011010

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
 STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
 NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.



Digitally signed
 by Bryan
 Zelenenki
 Date: 2023.06.27
 17:11:31 -04'00'

DATE
 05/08/23

BRYAN C. ZELENENKI, P.S.M.
 FLORIDA REGISTRATION #7140
 SURVEYING AND MAPPING SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION.

THIS SKETCH IS
 NOT VALID
 WITHOUT THE
 SIGNATURE AND
 THE ORIGINAL
 SEAL OF A
 LICENSED
 SURVEYOR AND
 MAPPER.

DESCRIPTION SKETCH
 LOCATED IN SECTION 8,
 TOWNSHIP 27 SOUTH, RANGE 26
 EAST, POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
 WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No.

2 of 2

Drawn by:

BCZ

Checked by:

BCZ

Check Date:

05/24/23

Parcel Number:

128-A

PREPARED FOR:

REAL ESTATE SERVICES

File Name:

CR55720-2



Exhibit "A-2" - Sheet 1 of 3

Parcel Number: 126-B
Project Name: CR557 WIDENING
Tax Folio Number: 26270800000012010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 8, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of said Southwest 1/4; thence South 89°41'28" East, along the South line of said Southwest 1/4, a distance of 1,619.13 feet to the East right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 16834-2601; thence North 01°08'28" West, along said East right-of-way line, 150.37 feet to a point of curvature of a curve concave Easterly, having a radius of 5,679.58 feet, a central angle of 13°00'00", a chord bearing of North 05°21'32" East, and a chord distance of 1,285.89 feet; thence along the arc of said curve and said East right-of-way line, 1,288.66 feet to the point of tangency; thence North 11°51'32" East, along said East right-of-way line, 124.85 feet to the **Point of Beginning**; thence continue North 11°51'32" East, along said East right-of-way line, 190.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 460.48 feet, a central angle of 06°44'55", a chord bearing of South 06°40'23" East, and a chord distance of 54.21 feet; thence along the arc of said curve, 54.24 feet to a point on a non-tangent curve concave Westerly, having a radius of 137.50 feet, a central angle of 46°17'27", a chord bearing of South 13°24'53" West, and a chord distance of 108.09 feet; thence along the arc of said curve, 111.09 feet to the point of tangency; thence South 36°33'37" West, 34.20 feet to the **Point of Beginning**.

Containing 3,143 square feet, more or less.

SHEET 1 OF 3

FOR SKETCH SEE SHEETS 2 AND 3

REVISION	DATE	BY

**THIS IS NOT
A SURVEY**

LEGEND

- (C) = CALCULATED
 (P) = PLAT
 COR = CORNER
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 O.R.B. = OFFICIAL RECORDS BOOK
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— — — — — = PARCEL LINE

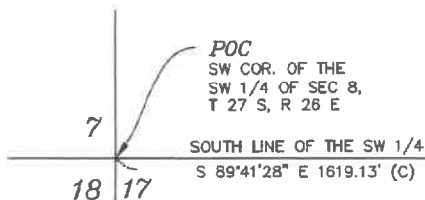
SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
 STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
 NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

NORTH

SCALE

1" = 300 feet



Digitally signed
 by Bryan
 Zelenenki
 Date:
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 17:12:10 -04'00'

BRYAN C. ZELENENKI, P.S.M.
 FLORIDA REGISTRATION #7140
 SURVEYING AND MAPPING SECTION

DATE
 05/08/23

SEE SHEET 3 FOR
 SUBJECT PARCEL

R/W PER F.D.O.T. R/W MAP
 SECTION 16834-2601

POB

N 11°51'32" E
 124.85' (C)

TAX FOLIO#
 262708
 000000
 012010
 (O.R.B.9357 PG780)

COUNTY ROAD 55A

R/W PER F.D.O.T. R/W MAP
 SECTION 1629 PROJECT 5537

R/W PER O.R.B.12604 PG1954

COUNTY ROAD 557

RADIUS = 5679.58 (C)
 CENTRAL ANGLE = 13°00'00" (C)
 CHORD DISTANCE = 1286.89 (C)
 CHORD BEARING = N 05°21'32" E (C)
 LENGTH = 1288.66 (C)

N 01°08'28" W
 150.37' (C)

SEE SHEET 1 OF 3 FOR DESCRIPTION.

THIS SKETCH IS
 NOT VALID
 WITHOUT THE
 SIGNATURE AND
 THE ORIGINAL
 SEAL OF A
 LICENSED
 SURVEYOR AND
 MAPPER.

DESCRIPTION SKETCH
 LOCATED IN SECTION 8,
 TOWNSHIP 27 SOUTH, RANGE 26
 EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
 WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 3 Drawn by: BCZ Checked by: BCZ Check Date: 05/24/23

Parcel Number: 128-B PREPARED FOR: REAL ESTATE SERVICES File Name: CR55720-2



**THIS IS NOT
A SURVEY**

LEGEND

- (C) = CALCULATED
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 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 R = RANGE
 R/W = RIGHT-OF-WAY
 SEC = SECTION
 T = TOWNSHIP

— — — — — = PARCEL LINE



SCALE

1" = 50 feet

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 11°51'32" E	190.52'
L2	S 36°33'37" W	34.20'

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	460.48'	6°44'55"	S 06°40'23" E	54.21'	54.24'
C2	137.50'	46°17'27"	S 13°24'53" W	108.09'	111.09'

COUNTY ROAD 57

R/W PER F.D.O.T. R/W MAP
SECTION 16834-2601

TAX FOLIO#
262708
000000
012010
(O.R.B.9357 PG780)

POB

N 11°51'32" E
124.85' (C)

SEE SHEET 1 OF 3 FOR DESCRIPTION.

THIS SKETCH IS
NOT VALID
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THE ORIGINAL
SEAL OF A
LICENSED
SURVEYOR AND
MAPPER.

DESCRIPTION SKETCH
 LOCATED IN SECTION 8,
 TOWNSHIP 27 SOUTH, RANGE 26
 EAST, POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 3 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 128-B	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



Exhibit "A-3" - Sheet 1 of 3

Parcel Number: 126-C
Project Name: CR557 WIDENING
Tax Folio Number: 26270800000012010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 8, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of the Southwest 1/4 of said Section 8; thence South 89°41'28" East, along the South line of said Southwest 1/4, a distance of 1,619.13 feet to the East right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 16834-2601; thence North 01°08'28" West, along said East right-of-way line, 150.37 feet to a point of curvature of a curve concave Easterly, having a radius of 5,679.58 feet, a central angle of 13°00'00", a chord bearing of North 05°21'32" East, and a chord distance of 1,285.89 feet; thence along the arc of said curve and said East right-of-way line, 1,288.66 feet to the point of tangency; thence North 11°51'32" East, along said East right-of-way line, 756.64 feet to the **Point of Beginning**; thence continue North 11°51'32" East, along said East right-of-way line, 682.00 feet; thence South 78°08'28" East, 90.07 feet; thence South 34°44'04" East, 60.29 feet; thence North 55°41'35" East, 32.35 feet; thence South 34°18'25" East, 96.40 feet; thence South 55°41'35" West, 31.63 feet; thence South 34°44'04" East, 70.32 feet; thence South 11°51'32" West, 526.00 feet; thence North 78°08'28" West, 255.00 feet to the **Point of Beginning**.

Containing 3.77 acres, more or less.

SHEET 1 OF 3

FOR SKETCH SEE SHEETS 2 AND 3

REVISION	DATE	BY

THIS IS NOT
A SURVEY



SCALE

1" = 300 feet

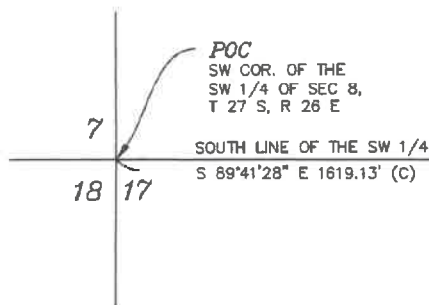
LEGEND

- (C) = CALCULATED
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- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

— — — — — = PARCEL LINE

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.



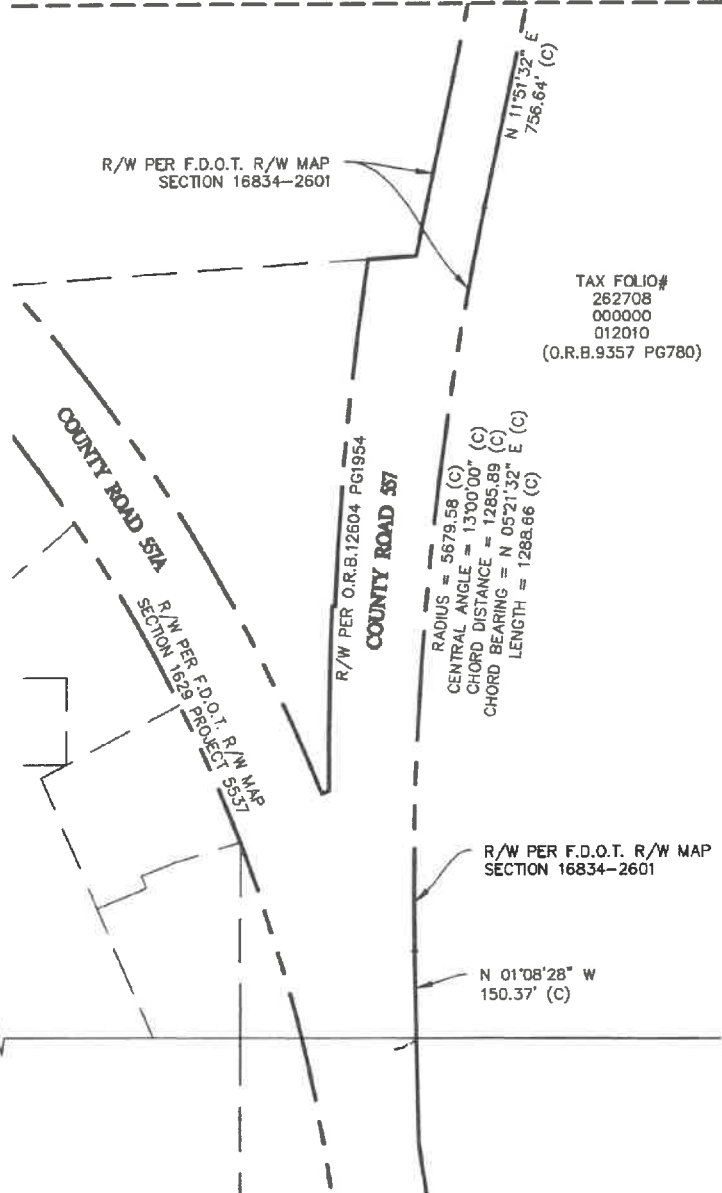
Digitally signed
by Bryan
Zelenenki

Date: 2023.06.27
17:12:52 -04'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

DATE
05/08/23

MATCHLINE
(SEE SHEET 3)



TAX FOLIO#
262708
000000
012010
(O.R.B.9357 PG780)

SEE SHEET 1 OF 3 FOR DESCRIPTION.

THIS SKETCH IS
NOT VALID
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SIGNATURE AND
THE ORIGINAL
SEAL OF A
LICENSED
SURVEYOR AND
MAPPER.

DESCRIPTION SKETCH
LOCATED IN SECTION 8,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

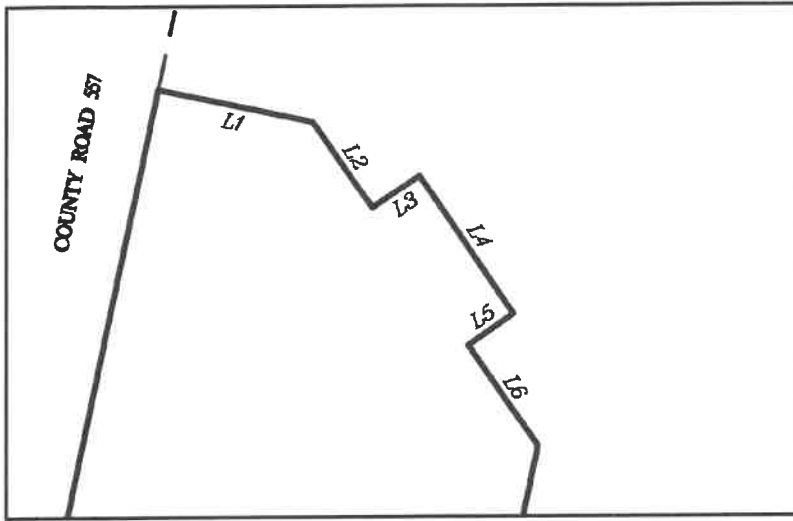
3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 126-C	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



*THIS IS NOT
A SURVEY*



*DETAIL
1"=100'*

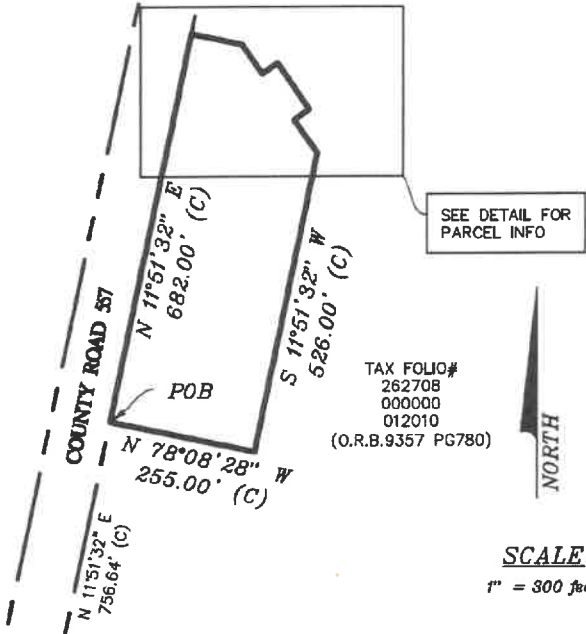
R/W PER F.D.O.T. R/W MAP
SECTION 16834-2601

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 78°08'28" E	90.07'
L2	S 34°44'04" E	60.29'
L3	N 55°41'35" E	32.35'
L4	S 34°18'25" E	96.40'
L5	S 55°41'35" W	31.63'
L6	S 34°44'04" E	70.32'

LEGEND

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 SEC = SECTION
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— — — — — = PARCEL LINE



SEE DETAIL FOR
PARCEL INFO

TAX FOLIO#
262708
000000
012010
(O.R.B. 9357 PG780)

NORTH

SCALE
1" = 300 feet

MATCHLINE
(SEE SHEET 2)

SEE SHEET 1 OF 3 FOR DESCRIPTION.

THIS SKETCH IS
NOT VALID
WITHOUT THE
SIGNATURE AND
THE ORIGINAL
SEAL OF A
LICENSED
SURVEYOR AND
MAPPER.

DESCRIPTION SKETCH
LOCATED IN SECTION 8,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 3 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 128-C	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



Exhibit "A-4" - Sheet 1 of 2

Parcel Number: 721
Project Name: CR557 WIDENING
Tax Folio Number: 26270800000012010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 8, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of said Southwest 1/4; thence South 89°41'28" East, along the South line of said Southwest 1/4, a distance of 1,619.13 feet to the East right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 16834-2601; thence North 01°08'28" West, along said East right-of-way line, 150.37 feet to a point of curvature of a curve concave Easterly, having a radius of 5,679.58 feet, a central angle of 09°15'29", a chord bearing of North 03°29'17" East, and a chord distance of 916.74 feet; thence along the arc of said curve and said East right-of-way line, 917.73 feet to a point of curvature of a curve concave Easterly, having a radius of 5,679.58 feet, a central angle of 00°20'35", a chord bearing of North 08°17'19" East, and a chord distance of 34.00 feet, said point being the **Point of Beginning**; thence along the arc of said curve and said East right-of-way line, 34.00 feet; thence South 81°44'07" East, 28.51 feet; thence South 08°12'23" West, 34.00 feet; thence North 81°44'07" West, 28.56 feet to the **Point of Beginning**.

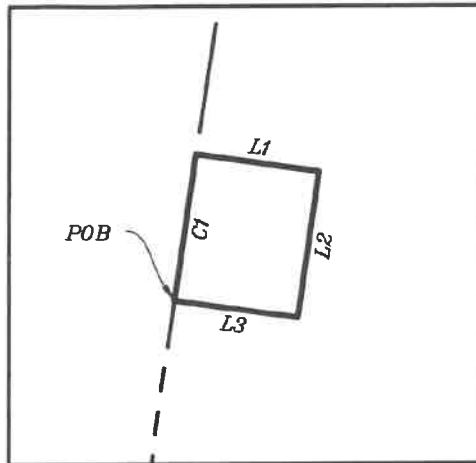
Containing 971 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

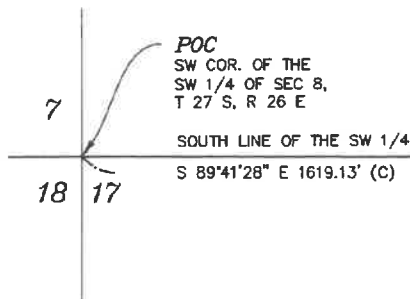
DETAIL
1"=40'



LEGEND

- (C) = CALCULATED
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P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

— — — — — = PARCEL LINE



THIS IS NOT
A SURVEY

SEE DETAIL FOR
SUBJECT PARCEL

NORTH

SCALE
1" = 200 feet

TAX FOLIO#
262708
000000
012010
(O.R.B.9357 PG780)

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 81°44'07" E	28.51'
L2	S 08°12'23" W	34.00'
L3	N 81°44'07" W	28.56'

TAX FOLIO#
262717
000000
011010

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.



Digitally signed
by Bryan
Zelenenki
Date: 2023.06.28
07:30:13 -04'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

DATE
05/08/23

Curve Table

CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	5679.58'	0°20'35"	N 08°17'19" E	34.00'	34.00'

SEE SHEET 1 OF 2 FOR DESCRIPTION.

THIS SKETCH IS
NOT VALID
WITHOUT THE
SIGNATURE AND
THE ORIGINAL
SEAL OF A
LICENSED
SURVEYOR AND
MAPPER.

DESCRIPTION SKETCH
LOCATED IN SECTION 8,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 721	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2

